

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** REQUEST FOR MINIMUM WIDTH AT THE BUILDING LINE VARIANCE FROM 70 FEET TO 58 FEET FOR A PROPOSED HOUSE IN THE R-1 (SINGLE-FAMILY DWELLING DISTRICT); (ROOSEVELT & DOROTHY HUGHLEY, APPLICANTS).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

**Agenda Date** 08-23-04 **Regular** ☐ **Consent** ☒ **Public Hearing – 6:00** ☐

**MOTION/RECOMMENDATION:**

1. **APPROVE** REQUEST FOR MINIMUM WIDTH AT THE BUILDING LINE VARIANCE FROM 70 FEET TO 58 FEET FOR A PROPOSED HOUSE IN THE R-1 (SINGLE-FAMILY DWELLING DISTRICT); (ROOSEVELT & DOROTHY HUGHLEY, APPLICANTS); OR
2. **DENY** REQUEST FOR MINIMUM WIDTH AT THE BUILDING LINE VARIANCE FROM 70 FEET TO 58 FEET FOR A PROPOSED HOUSE IN THE R-1 (SINGLE-FAMILY DWELLING DISTRICT); (ROOSEVELT & DOROTHY HUGHLEY, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

|                            |   |  |
|----------------------------|---|--|
| <b>GENERAL INFORMATION</b> | APPLICANTS:<br>LOCATION:<br>ZONING:   | ROOSEVELT & DOROTHY HUGHLEY<br>LOT 17 EAST STREET<br>R-1 (SINGLE-FAMILY DWELLING DISTRICT) |
| <b>BACKGROUND/ REQUEST</b> | <ul style="list-style-type: none"> <li>• THE APPLICANTS PROPOSE TO CONSTRUCT A HOUSE ON A LOT THAT IS DEFICIENT BY 12 FEET IN MINIMUM WIDTH AT THE BUILDING LINE; THE AFOREMENTIONED VARIANCE IS REQUESTED.</li> <li>• THERE IS NO RECORD OF PRIOR VARIANCES HAVING BEEN GRANTED FOR THIS PROPERTY.</li> </ul>                      |  |
| <b>STAFF FINDINGS</b>      | THE APPLICANT HAS SATISFIED THE CRITERIA FOR THE GRANT OF THE REQUESTED VARIANCE. STAFF HAS DETERMINED THAT: <ul style="list-style-type: none"> <li>• POLICY FLU 3.2, ANTIQUATED PLATS, OF THE SEMINOLE COUNTY COMPREHENSIVE PLAN REQUIRES THE ELIMINATION OF ANTIQUATED (NONCONFORMING) LOTS THROUGH REPLATTING AND THE</li> </ul> |  |

|                                 |  |
|---------------------------------|--|
|                                 | <p>RECOMBINATION OF LOTS WHEN APPROPRIATE. THE REQUESTED VARIANCES COMPLY WITH THE POLICY. NO OPPORTUNITY HAS EXISTED SINCE 1991 WHEN POLICY FLU 3.2 WAS ADOPTED TO COMBINE THE SUBJECT LOT WITH ADJECENT LOTS. IT IS STAFF'S DETERMINATION THAT THE LOT IS CONSISTENT WITH THE COMMUNITY CHARACTER, AND WILL HAVE NO ENVIRONMENTAL OR INFRASTRUCTURE ISSUES.</p> <ul style="list-style-type: none"><li>• THE TREND OF DEVELOPMENT IN THIS AREA INCLUDES SINGLE-FAMILY HOMES ON MOSTLY 58 FT WIDE BY 147 FT DEEP LOTS WHICH WERE PLATTED IN 1925 AND PRIOR TO THE ADOPTION OF COUNTYWIDE ZONING IN 1960.</li><li>• THE REQUEST WOULD NOT CONFER UPON THE APPLICANTS SPECIAL PRIVILEGES THAT WOULD BE DENIED TO OTHERS IN THE R-1 DISTRICT.</li><li>• THE APPLICANTS WOULD NOT RETAIN REASONABLE USE OF THE SUBJECT PROPERTY WITHOUT THE REQUESTED VARIANCES.</li></ul> |
| <b>STAFF<br/>RECOMMENDATION</b> | <p>BASED ON THE PROPOSED SITE PLAN AND THE REPRESENTATIONS OF THE APPLICANTS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUEST. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none"><li>• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE SUBJECT LOT AS DEPICTED ON THE ATTACHED SITE PLAN; AND</li><li>• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.</li></ul>   |



## SEMINOLE COUNTY PLANNING &amp; DEVELOPMENT DEPARTMENT

PLANNING DIVISION

1101 EAST FIRST STREET

SANFORD, FL 32771

(407) 665-7444 PHONE (407) 665-7385 FAX APPL.NO. BV 2004-115

## APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

## APPLICATION TYPE:

☒ **VARIANCE** width of building line VARIANCE from 70 ft to 58 ft.☐ **SPECIAL EXCEPTION**☐ **MOBILE HOME SPECIAL EXCEPTION**☐ EXISTING ☐ PROPOSED ☐ REPLACEMENT

MOBILE HOME IS FOR \_\_\_\_\_

YEAR OF MOBILE HOME \_\_\_\_\_ SIZE OF MOBILE HOME \_\_\_\_\_

ANTICIPATED TIME MOBILE HOME IS NEEDED \_\_\_\_\_

PLAN TO BUILD ☐ YES ☐ NO IF SO, WHEN \_\_\_\_\_MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

|         | PROPERTY OWNER                             | AUTHORIZED AGENT * |
|---------|--|--------------------|
| NAME    | Roosevelt Hughley                          |                    |
| ADDRESS | Dorothy Hughley                            |                    |
|         | 2106 Tinley Terrace                        |                    |
| PHONE 1 | Sanford, FL 32773                          |                    |
| PHONE 2 | 407-321-6555 - 407-435-2529 - 407-375-4661 |                    |
| E-MAIL  | 407-929-6345                               |                    |

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: East Street (Lot 17) Altamonte Spg. Fl.CURRENT USE OF PROPERTY: VACANTLEGAL DESCRIPTION: SEE ATTACHEDSIZE OF PROPERTY: frontage depth 55' x 145' acre(s) PARCEL I.D. 12-21-29-530-1300-0170UTILITIES: ☐ WATER ☒ WELL ☐ SEWER ☐ SEPTIC TANK ☐ OTHER \_\_\_\_\_KNOWN CODE ENFORCEMENT VIOLATIONS NONEIS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on Aug. 23, 2004 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

Dorothy Hughley / Roosevelt Hughley June 14, 2004  
SIGNATURE OF OWNER OR AGENT\* DATE

\* Proof of owner's authorization is required with submittal if signed by agent.

I:\pl\projects\boa\master forms &amp; lists\boa applications\boa application.doc

# ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

## APPEAL FROM BOA DECISION TO BCC

|         | PROPERTY OWNER | AUTHORIZED AGENT * |
|---------|----------------|--------------------|
| NAME    |                |                    |
| ADDRESS |                |                    |
| PHONE 1 |                |                    |
| PHONE 2 |                |                    |
| E-MAIL  |                |                    |

NATURE OF THE APPEAL

BCC PUBLIC HEARING DATE

FOR OFFICE USE ONLY

### PROCESSING:

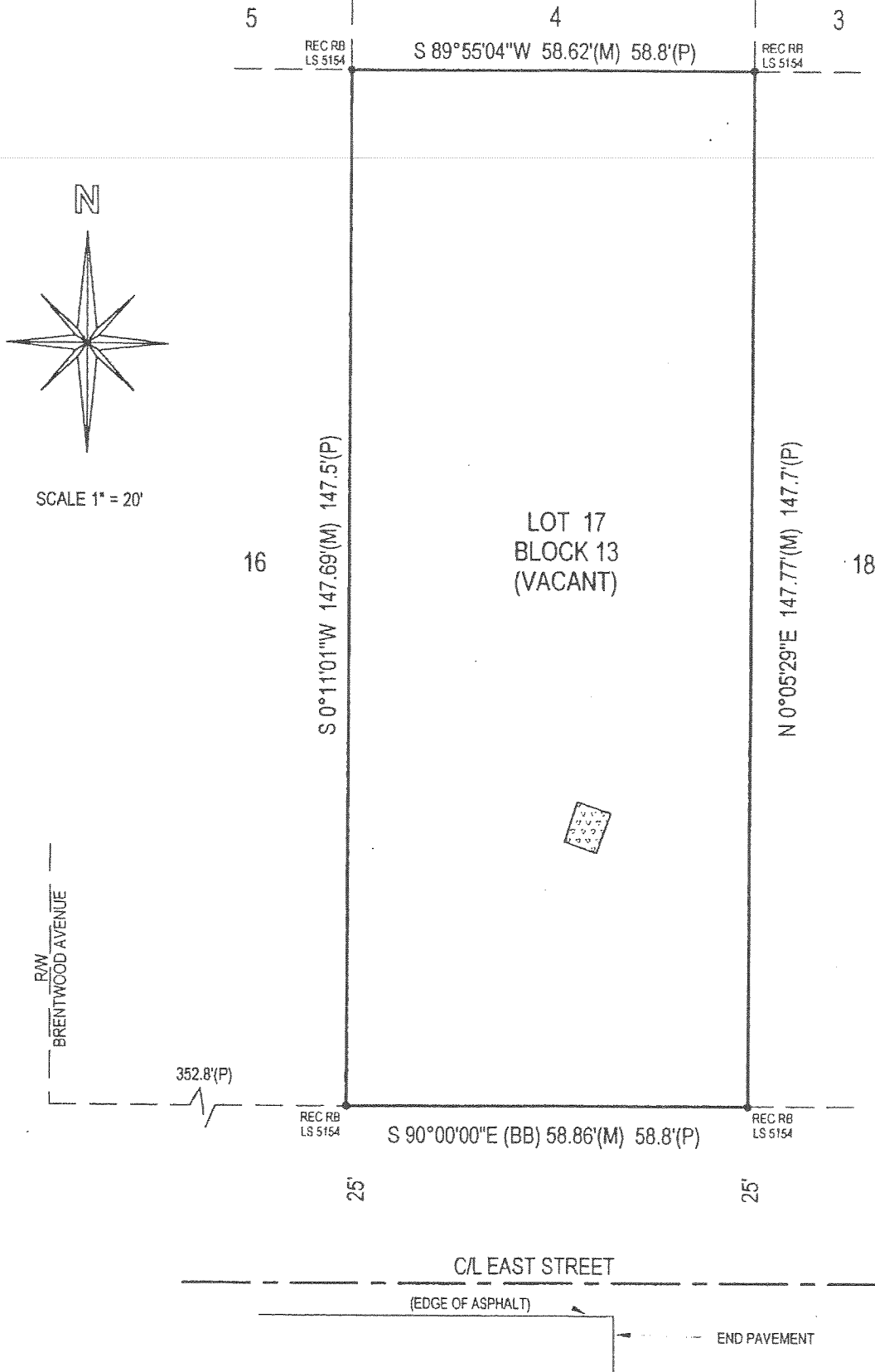
FEE: \$150 COMMISSION DISTRICT 4 FLU/ZONING LDR/R1  
 LOCATION FURTHER DESCRIBED AS ON NORTH SIDE OF EAST ST  
 APPROX. 0.1 MI EAST OF BRENTWOOD AVE.

PLANNER VB DATE 6/15/04

SUFFICIENCY COMMENTS


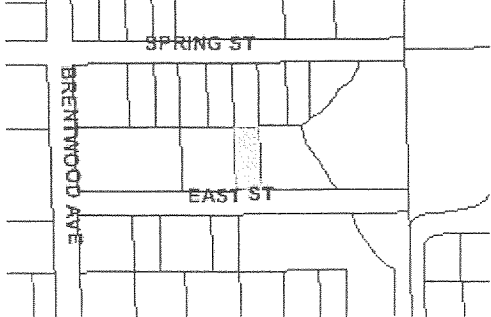
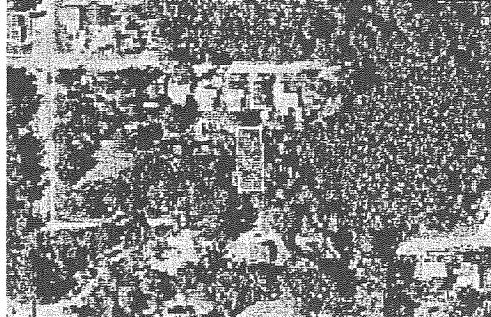
## NOTES:

1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. PROPERTY HEREON LOCATED IN ZONE "X" PER F.I.R.M. COMMUNITY PANEL NO. 120289 0140 E DATED 04-17-95.



DESCRIPTION: LOT 17, BLOCK 13, SANLANDO THE SUBURB BEAUTIFUL, SANFORD SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 5166 OF THE PUBLIC RECORDS OF SEMINOLE

CERTIFIED TO:  
TINA GANO  
FIRST AMERICAN TITLE

| <b>PARCEL DETAIL</b>  |          | <b>REAL ESTATE</b>  | <b>PERSONAL PROP.</b> | <b>TAX ROLL</b>   | <b>SALES SEARCH</b> | ◀ Back ▶ |            |            |            |                    |         |       |      |        |         |  |         |       |      |       |          |                 |         |       |      |       |          |  |  |  |
|---|----------|---|-----------------------|---|---------------------|----------|------------|------------|------------|--------------------|---------|-------|------|--------|---------|--|---------|-------|------|-------|----------|-----------------|---------|-------|------|-------|----------|--|--|--|
|  <p><b>Seminole County</b><br/>Property Appraiser<br/>Services<br/>1101 E. First St.<br/>Sanford FL 32771<br/>407-665-7506</p>   |          |  |                       |   |                     |          |            |            |            |                    |         |       |      |        |         |  |         |       |      |       |          |                 |         |       |      |       |          |  |  |  |
| <b>GENERAL</b><br>Parcel Id: 12-21-29-5BD-1300-0170    Tax District: 01-TX DIST 1 - COUNTY<br>Owner: HUGHLEY ROOSEVELT & HUGHLEY    Exemptions:<br>Own/Addr: DOROTHY & GANO TINA<br>Address: 2106 TINLEY TER<br>City,State,ZipCode: SANFORD FL 32773<br>Property Address: EAST ST<br>Subdivision Name: SANLANDO<br>Dor: 00-VACANT RESIDENTIAL   |          |   |                       | <b>2004 WORKING VALUE SUMMARY</b><br>Value Method: Market<br>Number of Buildings: 0<br>Depreciated Bldg Value: \$0<br>Depreciated EXFT Value: \$0<br>Land Value (Market): \$7,395<br>Land Value Ag: \$0<br>Just/Market Value: \$7,395<br>Assessed Value (SOH): \$7,395<br>Exempt Value: \$0<br>Taxable Value: \$7,395 |                     |          |            |            |            |                    |         |       |      |        |         |  |         |       |      |       |          |                 |         |       |      |       |          |  |  |  |
| <b>SALES</b><br><table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>QUIT CLAIM DEED</td> <td>03/2004</td> <td>05218</td> <td>0790</td> <td>\$500</td> <td>Vacant</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>05/1980</td> <td>01281</td> <td>1718</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>03/1980</td> <td>01268</td> <td>1872</td> <td>\$100</td> <td>Improved</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p> |          |   |                       | Deed  | Date                | Book     | Page       | Amount     | Vac/Imp    | QUIT CLAIM DEED    | 03/2004 | 05218 | 0790 | \$500  | Vacant  | QUIT CLAIM DEED  | 05/1980 | 01281 | 1718 | \$100 | Improved | QUIT CLAIM DEED | 03/1980 | 01268 | 1872 | \$100 | Improved | <b>2003 VALUE SUMMARY</b><br>2003 Tax Bill Amount: \$127<br>2003 Taxable Value: \$7,395<br>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS |  |  |
| Deed  | Date     | Book  | Page                  | Amount  | Vac/Imp             |          |            |            |            |                    |         |       |      |        |         |  |         |       |      |       |          |                 |         |       |      |       |          |  |  |  |
| QUIT CLAIM DEED   | 03/2004  | 05218   | 0790                  | \$500   | Vacant              |          |            |            |            |                    |         |       |      |        |         |  |         |       |      |       |          |                 |         |       |      |       |          |  |  |  |
| QUIT CLAIM DEED   | 05/1980  | 01281   | 1718                  | \$100   | Improved            |          |            |            |            |                    |         |       |      |        |         |  |         |       |      |       |          |                 |         |       |      |       |          |  |  |  |
| QUIT CLAIM DEED   | 03/1980  | 01268   | 1872                  | \$100   | Improved            |          |            |            |            |                    |         |       |      |        |         |  |         |       |      |       |          |                 |         |       |      |       |          |  |  |  |
| <b>LAND</b><br><table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>FRONT FOOT &amp; DEPTH</td> <td>58</td> <td>148</td> <td>.000</td> <td>125.00</td> <td>\$7,395</td> </tr> </tbody> </table>   |          |   |                       | Land Assess Method  | Frontage            | Depth    | Land Units | Unit Price | Land Value | FRONT FOOT & DEPTH | 58      | 148   | .000 | 125.00 | \$7,395 | <b>LEGAL DESCRIPTION PLAT</b><br>LEG LOT 17 BLK 13 SANLANDO PB 3 PG 66 |         |       |      |       |          |                 |         |       |      |       |          |  |  |  |
| Land Assess Method  | Frontage | Depth   | Land Units            | Unit Price  | Land Value          |          |            |            |            |                    |         |       |      |        |         |  |         |       |      |       |          |                 |         |       |      |       |          |  |  |  |
| FRONT FOOT & DEPTH  | 58       | 148   | .000                  | 125.00  | \$7,395             |          |            |            |            |                    |         |       |      |        |         |  |         |       |      |       |          |                 |         |       |      |       |          |  |  |  |
| NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.<br>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.  |          |   |                       |   |                     |          |            |            |            |                    |         |       |      |        |         |  |         |       |      |       |          |                 |         |       |      |       |          |  |  |  |

# Roosevelt & Dorothy Hughley East Street (Lot 17)



Parcel: 12-21-29-5BD-1300-0170 / District: 4

**BV2004-115**  
**August, 2004**

**1:3,500**

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On August 23, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 17 BLK 13 SANLANDO PB 3 PG 66

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owners:** ROOSEVELT HUGHLEY, DOROTHY HUGHLEY & TINA GANO  
2106 TINLEY TERRACE  
SANFORD, FL 32773

**Project Name:** EAST STREET (LOT 17)

**Requested Development Approval:**

1. LOT WIDTH AT THE BUILDING LINE VARIANCE FROM 70 FEET TO 58 FEET FOR A PROPOSED HOUSE IN THE R-1 (SINGLE-FAMILY DWELLING DISTRICT).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owners of the property have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Francisco Torregrosa, Planner  
1101 East First Street  
Sanford, Florida 32771



### Order

#### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owners of the property are as follows:
  1. The variance granted will apply only to the existing lot as depicted on the attached site plan.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owners of the said property have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Matthew West  
Planning Manager

**STATE OF FLORIDA     )**  
**COUNTY OF SEMINOLE   )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: